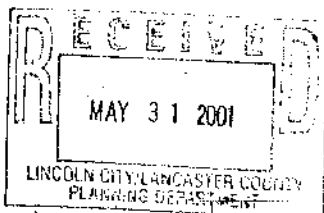


SPECIAL PERMIT #572E
THOMASBROOK COMMUNITY UNIT PLAN
PROPOSED PLAN

CERTIFIED BOUNDARY SURVEY
 I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE
 BOUNDARY OF THIS PLANNED UNIT DEVELOPMENT.

Type L, Lot 1, E.S. 314



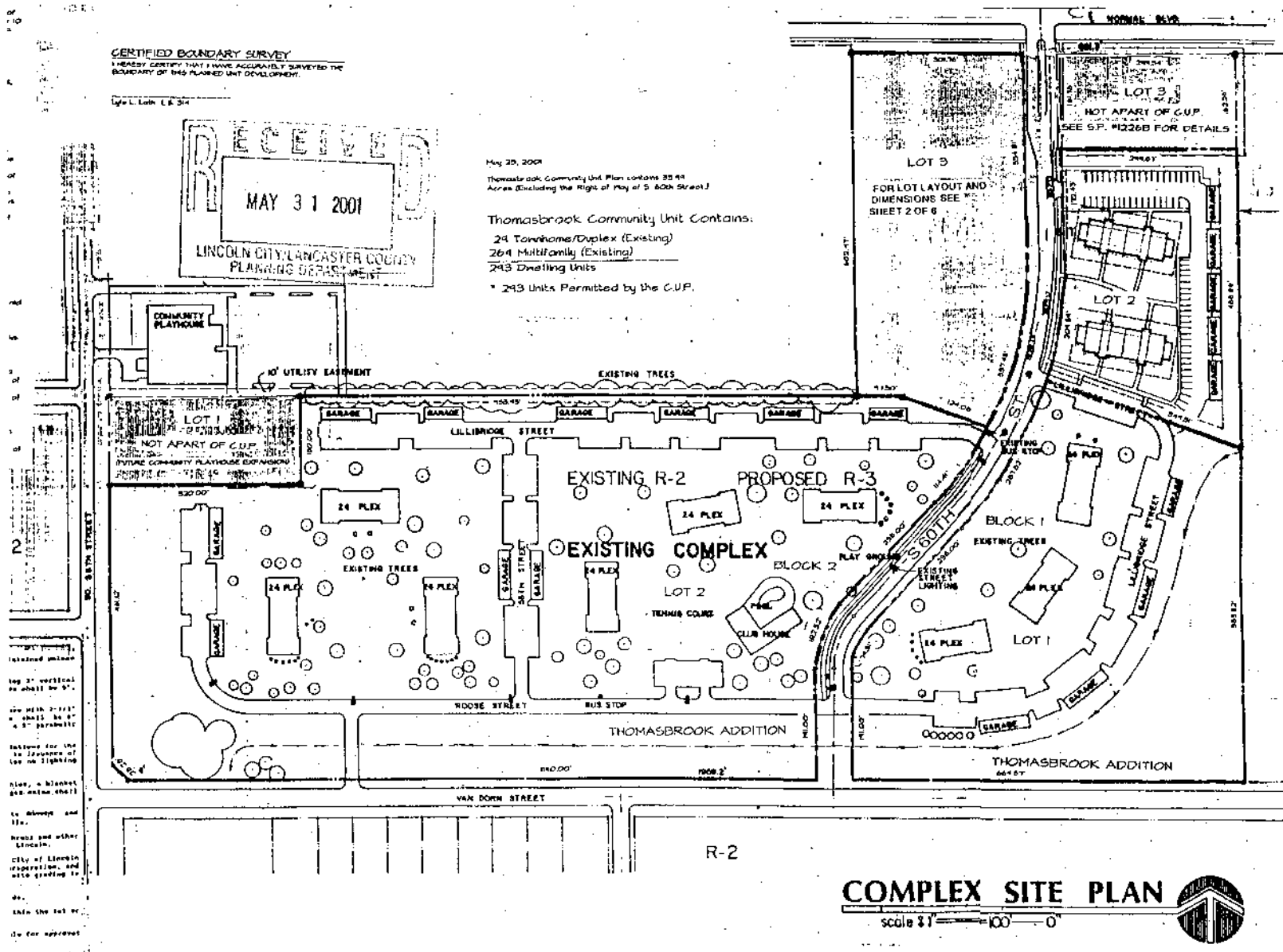
May 29, 2001

Thomasbrook Community Unit Plan contains 33.44
 Acres (Including the Right of Way of S. 60th Street.)

Thomasbrook Community Unit Contains:

- 24 Townhome/Duplex (Existing)
- 264 Multifamily (Existing)
- 243 Dwelling Units

* 243 Units Permitted by the C.U.P.



Date:

6/13/01

010



LEGAL DESCRIPTION: COMMUNITY UNIT PLAN

A legal description of Lots 2 and 3, Block 2 and Lots 1 and a portion of Lot 2, Block 1 of Thomasbrook Addition, located in Section 33, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the southwest corner of the southwest quarter of said Section 33 and extending thence S 89 55' 00" E, 48.00 feet;

Thence N 00 10' 00" E, 53.00 feet to the point of beginning;

Thence continuing N 00 10' 00" E on the east line of S. 56th Street, 461.12 feet;

Thence S 89 53' 20" E, 320.00 feet;

Thence N 00 10' 00" E, 150.00 feet;

Thence S 89 53' 20" E, 953.93 feet;

Thence N 00 14' 10" W, 602.47 feet to the south line of Normal Boulevard;

Thence S 89 52' 35" E, on said south line, 301.76 feet;

Thence S 00 07' 00" W, 334.31 feet to the point of curvature of a circular curve to the right having a central angle of 41 58' and a radius of 622.93 feet;

Thence on the arc of said circular curve, 456.27 feet to the point of tangency;

Thence S 42 05' 00" W 238.00 feet to the point of curvature of a circular curve to the left having a central angle of 42 00' and a radius of 170.66 feet;

Thence on the arc of said circular curve 125.10 feet to the point of tangency;

Thence S 00 05' 00" W, 191.00 feet to the north line of Van Dorn Street;

Thence N 89 55' 00" W, on said north line, 1190.00 feet;

Thence N 44 50' 00" W, 28.28 feet to the point of beginning, containing 21.85 acres, more or less.

and

Commencing at the southwest corner of the southwest quarter of said Section 33, and extending thence S 89 55' 00" E, 1318.00 feet;

Thence N 00 05' 00" E, 33.00 feet to the point of beginning;

Thence N 00 05' 00" E, 191.00 feet to the point of curvature of a circular curve to the right having a central angle of 42 00' and a radius of 110.66 feet;

Thence on the arc of said circular curve, 81.12 feet to the point of tangency;

Thence N 42 05' 00" E, 238.00 feet to the point of curvature of a circular curve to the left having a central angle of 41 58' and a radius of 682.93 feet;

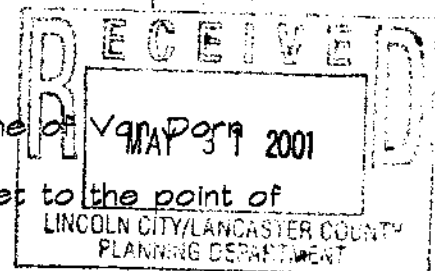
Thence on the arc of said circular curve, 500.22 feet to the point of tangency;

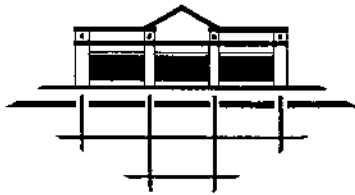
Thence N 00 07' 00" E, 172.43 feet;

Thence S 89 43' 40" E, 299.87 feet;

Thence S 00 00' 00" E 1069.98 feet to the north line of Van Dorn Street;

Thence N 89 55' 00" W, on said north line, 664.67 feet to the point of beginning, containing 11.20 acres, more or less.





BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

May 31, 2001

Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: THOMASBROOK ADDITION - S. 60TH & NORMAL BLVD.
AMENDED COMMUNITY UNIT PLAN #572D & CHANGE OF ZONE R-3 TO R-4

Dear Ms. Sellman,

On behalf of Thomasbrook Properties, we are submitting an Amended Community Unit Plan for Thomasbrook Addition. The intent of this submittal is to remove the daycare facility and Community Playhouse lot expansion from the limits of the Community Unit Plan. This will allow the apartments and townhomes to stand-alone. Along with this permit we are also requesting a change of zone from R-3 to R-4 on a portion of the property to allow these lots to be removed and not have a net lose of density for the units that are currently built and in use. We are requesting no additional units. In a separate application we are amending the Daycare Special Permit to pull the additional land the east of the existing daycare into the Special Permit.

Please contact me if you have any further questions or comments.

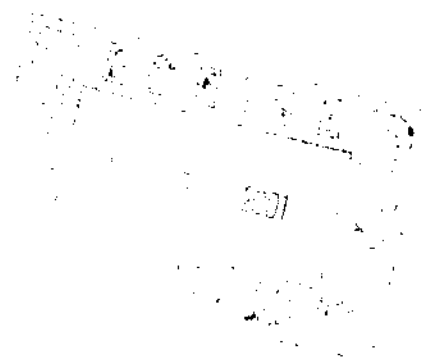
Sincerely,

Brian D. Carstens

cc: Jerome Lang
Tom Wentz Jr.
Ken and Kathy Cook

ENCLOSURES:

16 Sets of Sheets 1 thru 6
Application for a Special Permit & Change of Zone
Application Fees of \$195.00 & \$290.00
Change of Zone Exhibit

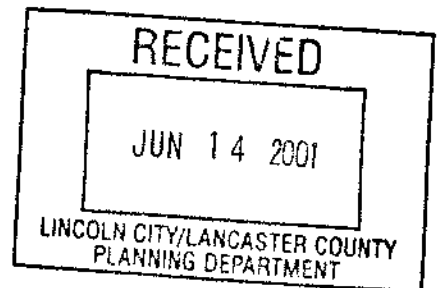


M e m o r a n d u m

[REDACTED]

To: Ray Hill, Planning Department - *BECKY*
From: Dennis Bartels, Public Works & Utilities
Subject: Change of Zone R3 to R4 and Amended CUP for Thomasbrook
Date: June 13, 2001
cc: Roger Figard, Nicole Fleck-Tooze

Public Works has no objections to the proposed change of zone. The change of zone and amended CUP do not change land use or density.



Memorandum

To: Ray Hill, Planning
From: JJ Yost, Parks and Recreation
Date: June 14, 2001
Re: Thomasbrook Addition – Special Permit/CUP

Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) It appears that the use areas of the CUP are being adjusted. This may allow review of street trees along Normal Blvd., South 60th Street, and Van Dorn Street for compliance with current standards.
 - 2) The Landscape Plan (revised 5/30/01) doesn't show the existing trees which need to be shown. South 60th Street has three Swamp White Oak Street Trees located between curb and walks. Other Swamp White Oaks, Spruce and other existing plant materials are on the Normal Boulevard side of the property. All the trees are healthy and should not be removed.
 - 3) Austrian Pine should not be planted due to serious Tip blight disease problems. Use Colorado Blue Spruce.
 - 4) Submit a revised landscape plan showing existing trees and trees to be planted.
- Please phone me at 441-8255 with any questions.

